

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

JANUARY 2012



Building a Better Community with You

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GARAGE OPENING PROTECTION

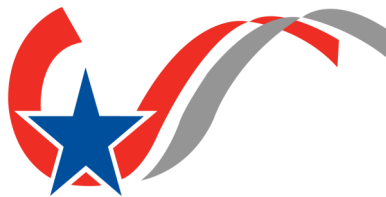
Section R302.5.1

The International Residential Code (IRC) has always required a minimum level of separation between a dwelling unit and an attached garage to provide some resistance to the spread of fire from the garage side. Typically, this requirement is satisfied with the application of regular half inch gypsum board (sheet rock) on the garage side of the common wall, and the code prescribed minimum thickness and construction of any door that passes from the garage to the residence. New to the 2012 IRC, doors from the garage to the residence now require self-closing devices. These may be spring-loaded hinges, automatic closers, or other approved devices.

This new requirement intends to address concerns related to increased fuel loads and fire hazards located in a garage, toxic combustion by-products of fires originating in the garage, and elevated levels of carbon monoxide from the exhaust of vehicles operating in a garage. Functional self-closing devices assist in maintaining the door in a closed position when not in use and intend to help prevent the spread of fire or toxic gases from the garage to the dwelling unit.

If you have any questions regarding this code section or any new section in the latest code adoption please contact the City of College Station Building Department at 979.764.3570.

Chris Haver, C.B.O.
Building Official



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Home of Texas A&M University®

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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 22 %	↓ 3 %

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 33 %	↓ 33 %

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 34 %	↑ 32 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, January 2011, and decreased when compared with two years ago, January 2010.

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, January 2011, and decreased when compared with two years ago, January 2010.

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, January 2011, and experienced an increase when compared with two years ago, January 2010.

POPULATION: THE JANUARY POPULATION ESTIMATE IS 96,610

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	243	226	163	111	2	7	7	759
TOTAL	243	226	163	111	2	7	7	759

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	180	10	33	10	10	355	110	82	316	1106
TOTAL	180	10	33	10	10	355	110	82	316	1106

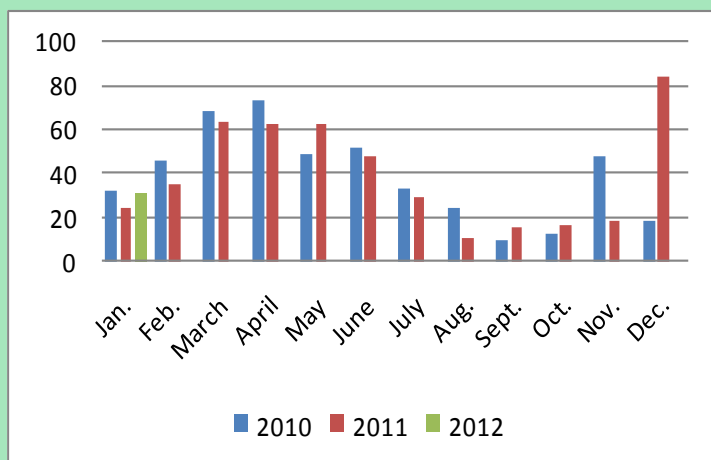
REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500024	12900 Old Wellborn Rd.	2.39	A-O to PDD	5-Jan-12	Approved w/ Conditions	26-Jan-12	Approved
11-500146	4050 Holleman Dr. S.	10.434	R-3 to R-6	5-Jan-12	Approved	26-Jan-12	Approved
11-500207	13500 Rock Prairie Rd.	65	A-O to R-1B	19-Jan-12	Approved w/ Conditions	9-Feb-12	Approved
12-500010	410 Texas Ave.	11.07	R-2, R-4, C-1, C-2 to PDD	1-Mar-12		8-Mar-12	
11-500201	103 N. Dowling Rd.	12.285	A-O, C-3, A-P TO PDD	15-Mar-12		12-Apr-12	

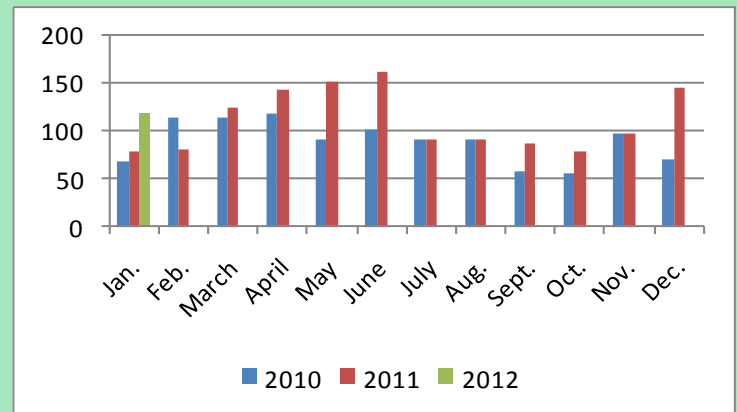
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	31	31	\$4,613,032
Duplex	1	2	\$244,596
Tri-Plex/Four-plex	0	0	\$0
Apartment	0	0	\$0
New Commercial	6	N/A	\$2,329,062
Commercial Remodel	6	N/A	\$452,902

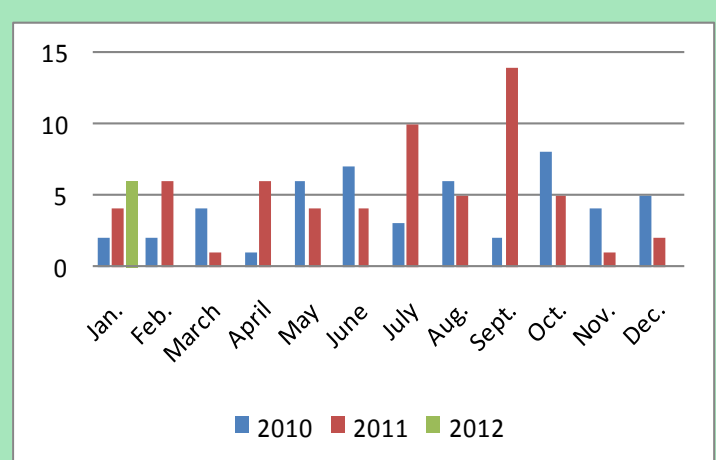
NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of January 2012						Month of January 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	31	31	72,837	57,516	\$4,613,032	24	24	\$4,220,952
Duplex	1	2	4,129	3,706	\$244,596	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	4	60	\$2,000,000
Residential Addition	4	N/A	3,946	355	\$168,645	2	N/A	\$83,500
Residential Remodel	14	N/A	0	0	\$337,608	12	N/A	\$191,195
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	9	N/A	N/A	N/A	\$18,500	9	N/A	\$34,470
Residential Slab Only-SF	12	N/A	N/A	N/A	\$51,323	0	N/A	\$0
Residential Slab Only-DPLX	19	N/A	N/A	N/A	\$348,013	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	6	N/A	13,377	12,500	\$2,329,062	4	N/A	\$1,610,000
Commercial Remodel	6	N/A	N/A	N/A	\$452,902	4	N/A	\$239,000
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$45,059	3	N/A	\$2,822,692
Commercial Demolition	0	N/A	N/A	N/A	\$0	2	N/A	\$24,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	3	N/A	N/A	N/A	\$187,000	0	N/A	\$0
Sign	10	N/A	N/A	N/A	N/A	6	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	0	N/A	N/A	N/A	\$0	1	N/A	\$92,620
Roofing	3	N/A	N/A	N/A	\$30,288	7	N/A	\$121,600
TOTALS	119	33	94,289	74,077	\$8,826,028	78	84	\$11,440,029

January 1, 2012						January 1, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	31	31	72,837	57,516	\$4,613,032	24	24	\$4,220,952
Duplex	1	2	4,129	3,706	\$244,596	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	4	60	\$2,000,000
Residential Addition	4	N/A	3,946	355	\$168,645	2	N/A	\$83,500
Residential Remodel	14	N/A	0	0	\$337,608	12	N/A	\$191,195
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	9	N/A	N/A	N/A	\$18,500	9	N/A	\$34,470
Residential Slab Only-SF	12	N/A	N/A	N/A	\$51,323	0	N/A	\$0
Residential Slab Only-DPLX	19	N/A	N/A	N/A	\$348,013	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	6	N/A	13,377	12,500	\$2,329,062	4	N/A	\$1,610,000
Commercial Remodel	6	N/A	N/A	N/A	\$452,902	4	N/A	\$239,000
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$45,059	3	N/A	\$2,822,692
Commercial Demolition	0	N/A	N/A	N/A	\$0	2	N/A	\$24,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	3	N/A	N/A	N/A	\$187,000	0	N/A	\$0
Sign	10	N/A	N/A	N/A	N/A	6	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	0	N/A	N/A	N/A	\$0	1	N/A	\$92,620
Roofing	3	N/A	N/A	N/A	\$30,288	7	N/A	\$121,600
TOTALS	119	33	94,289	74,077	\$8,826,028	78	84	\$11,440,029



PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: In the last couple of years there have been several neighborhood plans completed, does my neighborhood have one? What is the purpose of a neighborhood plan?

A: City Council has adopted two neighborhood plans, Eastgate and the Central College Station Neighborhood Plan. The Planning & Development Services Department is currently working on the Southside Area Neighborhood and the Wellborn Area Plan. Staff is beginning to research the South Knoll Area Neighborhood Plan, which is anticipated to kick-off this summer.

The neighborhood planning process offers the opportunity to develop an in-depth knowledge of an area and develop area-specific approaches to implement the goals and strategies of the City's Comprehensive Plan. There are 13 identified neighborhood planning areas within the City.

These areas are made up of existing neighborhoods and adjacent areas of influence, where, generally, it is important to promote and preserve the current land uses, character, and identity. Neighborhood plans identify appropriate and compatible land uses and design for vacant lands within the neighborhood, its area of influence, and for areas appropriate for redevelopment. Neighborhood plans also aid in the development of actions that will address existing problems and identify enhancement actions within the area of the plan.

For additional information regarding neighborhood planning, please contact Jennifer Prochazka, Principal Planner, or the Planner on Call. You can also visit the City website at www.cstx.gov/ndcplanning for information specific to these neighborhood plans.